

July 28, 2010

Town Council Members

In Re: Monthly Report – July 2010

Dear Council Members,

Town of Barrington Tax Assessor's Office 283 County Road Barrington, RI 02806

According to the Multiple Listing Service, the median sale price (of a single-family dwelling) now stands at \$353,000 (based on one hundred & twenty-one (121) sales) while for all of 2009 the median was \$305,000. This represents an increase of almost 16% over last year's median value. While this is still a far cry from the height in 2007 of \$440,000, the median figure is nonetheless going up after two years of decline. Included in the 2010 sales were five "bank-sales", a couple of "short-sales", a few "estate-sales", and a couple of "flips" from 2009 sales. The highest sale to date has been \$1,787,500 for a waterfront ranch on the Barrington River built in 1967 located at 66 New Meadow Road. The lowest sale to date was at \$121,500 for a bank-owned property located at 49 Roffee Street. There have been seven foreclosure deeds to date, which is about the same pace as seen in 2009. There have only been eleven (11) sales in the month of July, while there were thirty-four (34) in the month of June. This can be attributed to both the ending of the federal tax credit and the fact that July is traditionally a very slow month as far as real estate sales are concerned.

The median assessment (for the sales listed above) is approximately 7.9% above the median sale price. I have attached a separate sheet with all the sales in Barrington in 2010, along with the respective assessments, dollar differences, and percentage differences.

The Town of Barrington will be reducing the taxable amount of automobiles by \$500 which is in keeping with the recently revised changes to the phase-out law. A recent survey, prepared by the Division of Municipal Finance, shows that there are; thirteen (13) communities at the \$500 exemption, one at \$1,000, one at \$2,500, five at \$3,000, nine at \$6,000, and ten communities that had not finalized their budgets when this survey was put together. Many of the communities that counted on the \$6,000 phase-out had to increase their real estate rate in order to make up for the lost revenue from the significant reduction in the phase-out amount.

Respectfully Submitted

Michael R. Minardi

Tax Assessor

Town of Barrington

50% preconsumer content



10% postconsumer content

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TDD 247-3750

	#	Street	Date	Sale Price		Assmt.		\$ Diff	% Diff	Plat	Lot	Comments
1	49	Roffee Street	01/20/10	\$ 121,500	\$	206,500	\$	85,000	-41.2%	22	147	Bank Sale
2	186	Maple Avenue	07/01/10	\$ 145,000	\$	211,500	\$	66,500	-31.4%	23	073	Bank Sale
3	225	Roffee Street	06/28/10	\$ 160,000	\$	196,900	\$	36,900	-18.7%	22	190	2-Bedroom
4	14	Walsh Avenue	04/09/10	\$ 168,500	\$	246,100	\$	77,600	-31.5%	01	007	Cash sale, "needs cosmetics"
5	6	Adelaide Avenue	06/22/10	\$ 190,000	\$	356,800	\$	166,800	-46.7%	07		Teardown, new house Fall 2010
6	10	Leslie Avenue	07/23/10	\$ 198,000	\$	392,600	\$	194,600	-49.6%	01	076	Wfr, Estate Sale, Cash Sale
7	604	County Road	03/31/10	\$ 200,000	\$	282,000	\$	82,000	-29.1%	16	077	Sold as-is per court order
8	204	Waseca Avenue	05/21/10	\$ 200,000	\$	300,400	\$	100,400	-33.4%		240	
9	73	Primrose Hill Road	06/24/10	\$ 200,000	\$	333,400	\$	133,400	-40.0%		001	
10	3	Kenmore Court	05/04/10	\$ 207,000	\$	274,400	\$	67,400	-24.6%	15	092	Bank Sale
11	24	Anoka Avenue	05/26/10	\$ 210,000	\$	261,300	\$	51,300	-19.6%	23	177	
12	129	Rogers Avenue	02/25/10	\$ 215,000	\$	247,900	\$	32,900	-13.3%	12	204	
13	6	Anderson Drive	06/30/10	\$ 215,000	\$	342,700	\$	127,700	-37.3%	32	342	"Short-Sale"
14	220	Foote Street	06/30/10	\$ 217,900	\$	318,900	\$	101,000	-31.7%		429	Bank Sale
15	17	Whipple Avenue	06/01/10	\$ 222,500	\$	215,700	\$	(6,800)	3.2%		241	
16	198	Waseca Avenue	05/28/10	\$ 234,000	\$	275,100	\$	41,100	-14.9%		242	
17	10	Short Road	05/28/10	\$ 235,000	\$	339,600	-		-30.8%		143	
18	62	Acre Avenue	01/11/10	\$ 238,000	\$	231,200	\$	(6,800)			086	Flip from 2009 sale
19	6	Caldarone Street	06/15/10	\$ 238,000	\$	250,200	\$	12,200	-4.9%		656	
20	61	Linden Road	01/15/10	\$ 240,000	\$	344,800	\$	104,800	-30.4%	29	211	
21	8	Christine Drive	04/15/10	\$ 240,000	\$	375,800	\$	135,800	-36.1%	31	090	
22	96	Walnut Road	03/12/10	\$ 242,000	\$	251,300	\$	9,300	-3.7%	18	097	
23	86	Blanding Avenue	04/26/10	\$ 250,000	\$	279,000	\$	29,000	-10.4%	01	345	
24	676	County Road	06/04/10	\$ 258,500	\$	263,600	\$	5,100	-1.9%	14		Slab Ranch
25	66	Prospect Street	07/22/10	\$ 264,500	\$	232,800	\$	(31,700)	13.6%	18	006	Cash Sale
26	1	Meadowbrook Dr.	04/16/10	\$ 265,000	\$	317,100	\$	52,100	-16.4%	32	458	
27	20	Williams Street	04/30/10	\$ 268,000	\$	270,100	\$	2,100	-0.8%	12	053	Flip from 2009 sale
28	8	Claremont Road	02/12/10	\$ 270,000	\$	286,000	\$	16,000	-5.6%	15	065	
29	323	New Meadow Road	05/28/10	\$ 270,000	\$	315,500	\$	45,500	-14.4%	31	219	Sold \$20k above list price
30	40	Middle Highway	04/15/10	\$ 275,000	\$	387,100	\$	112,100	-29.0%	16		Estate Sale
30	40 4	Middle Highway Stanley Avenue	04/15/10 06/29/10	\$ 275,000	\$ \$		\$	4,900	-29.0% -1.8%	29	037	
31 32	4 51		06/29/10 07/09/10	\$ 275,000 \$ 275,000	_	387,100 279,900 436,400	\$ \$	4,900 161,400	-29.0% -1.8% -37.0%	29 19	037 001	
31 32 33	4 51 24	Stanley Avenue	06/29/10 07/09/10 05/27/10	\$ 275,000 \$ 275,000 \$ 278,000	\$ \$ \$	387,100 279,900 436,400 297,600	\$ \$ \$	4,900 161,400 19,600	-29.0% -1.8% -37.0% -6.6%	29 19 14	037 001 310	
31 32 33 34	4 51 24 595	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue	06/29/10 07/09/10 05/27/10 03/19/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000	\$ \$ \$	387,100 279,900 436,400 297,600 271,700	\$ \$ \$ \$	4,900 161,400 19,600 (8,300)	-29.0% -1.8% -37.0% -6.6% 3.1%	29 19 14 19	037 001 310 073	1868 Farmhouse, 38,128-sf Lot
31 32 33	4 51 24 595 8	Stanley Avenue Lincoln Avenue Highview Avenue	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000	\$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800	\$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4%	19 14 19 22	037 001 310 073 387	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36	4 51 24 595 8 36	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000	\$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700	\$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7%	19 14 19 22 09	037 001 310 073 387 053	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37	4 51 24 595 8 36 63	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000	\$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600	\$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600	-29.0% -1.8% -37.0% -6.6% -3.1% -3.4% -10.7% -1.2%	19 14 19 22 09	037 001 310 073 387 053 291	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38	4 51 24 595 8 36 63 130	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000	\$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100	\$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0%	19 14 19 22 09 12	037 001 310 073 387 053 291 013	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38 39	4 51 24 595 8 36 63	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000	\$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500	\$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500)	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0%	29 19 14 19 22 09 12 17 32	037 001 310 073 387 053 291 013 302	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38 39 40	4 51 24 595 8 36 63 130 53	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 303,000	\$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400	\$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0% 1.9% -8.0%	29 19 14 19 22 09 12 17 32	037 001 310 073 387 053 291 013 302 123	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38 39 40 41	4 51 24 595 8 36 63 130 53 1	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 303,000 \$ 304,833	\$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300	\$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533)	-29.0% -1.8% -37.0% -6.6% -3.4% -10.7% -1.2% -4.0% -8.0% 4.3%	29 19 14 19 22 09 12 17 32 16	037 001 310 073 387 053 291 013 302 123 311	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38 39 40 41 42	4 51 24 595 8 36 63 130 53 1 2	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 303,000 \$ 304,833 \$ 305,000	\$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0% 1.9% -8.0% 4.3% -9.3%	29 19 14 19 22 09 12 17 32 16 14	037 001 310 073 387 053 291 013 302 123 311 120	1868 Farmhouse, 38,128-sf Lot
31 32 33 34 35 36 37 38 39 40 41 42 43	4 51 24 595 8 36 63 130 53 1 2 25 20	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 03/18/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 304,833 \$ 305,000 \$ 312,500	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (36,900)	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -4.0% 1.9% -8.0% 4.3% -9.3% 13.4%	19 14 19 22 09 12 17 32 16 14 30	037 001 310 073 387 053 291 013 302 123 311 120	1868 Farmhouse, 38,128-sf Lot To Be Torn Down
31 32 33 34 35 36 37 38 39 40 41 42 43 44	4 51 24 595 8 36 63 130 53 1 2 25 20 53	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 03/18/10 06/21/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 303,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600 308,100	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (36,900) (6,900)	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -4.0% -4.0% -8.0% 4.3% -9.3% 13.4% 2.2%	19 14 19 22 09 12 17 32 16 14 30 10 32	037 001 310 073 387 053 291 013 302 123 311 120 104 092	To Be Torn Down
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45	4 51 24 595 8 36 63 130 53 1 2 25 20 53 10	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue Simmons Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 04/30/10 04/30/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 303,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000 \$ 316,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600 308,100 347,700	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (36,900) (6,900) 31,700	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0% -8.0% 4.3% -9.3% 13.4% 2.2% -9.1%	29 19 14 19 22 09 12 17 32 16 14 30 10 32 32	037 001 310 073 387 053 291 013 302 123 311 120 104 092 204	To Be Torn Down
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46	4 51 24 595 8 36 63 130 53 1 2 25 20 53 10 25	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue Simmons Road Riverview Drive	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 04/30/10 04/30/10 04/30/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 292,000 \$ 292,000 \$ 303,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000 \$ 316,000 \$ 320,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600 308,100 347,700 369,900	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (36,900) (6,900) 31,700 49,900	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0% -8.0% 4.3% -9.3% 13.4% -9.1% -13.5%	19 14 19 22 09 12 17 32 16 14 30 10 32 32 33	0377 001 3100 073 3877 0533 302 2911 0133 3111 120 1104 0922 204 1124	To Be Torn Down Waterfront Cove, Cash Sale
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47	4 51 24 595 8 36 63 130 53 1 2 25 20 53 10 25 68	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue Simmons Road Riverview Drive Linden Road	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 04/30/10 04/30/10 07/22/10 03/19/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 303,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000 \$ 316,000 \$ 320,000 \$ 327,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600 308,100 347,700 369,900 360,200	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (36,900) (6,900) 31,700 49,900 33,200	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -1.2% -4.0% -8.0% -8.0% -9.3% 13.4% -9.1% -13.5% -9.2%	29 19 14 19 22 09 12 17 32 16 14 30 10 32 32 33 32	037 001 310 073 387 053 291 013 302 123 311 120 104 092 204 124 044	To Be Torn Down Waterfront Cove, Cash Sale
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48	4 51 24 595 8 36 63 130 53 1 2 25 20 53 10 25 68 6	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue Simmons Road Riverview Drive Linden Road Cherry Lane	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 04/30/10 07/22/10 04/30/10 04/30/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 295,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000 \$ 320,000 \$ 327,000 \$ 330,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 375,600 308,100 347,700 369,900 360,200 317,600	\$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (6,900) (6,900) 31,700 49,900 33,200 (12,400)	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -4.0% -1.9% -8.0% 4.3% -9.3% 13.4% -9.1% -9.1% -9.2% 3.9%	19 14 19 22 09 12 17 32 16 14 30 10 32 32 33 32 21	0377 001 3100 073 3877 053 291 013 302 123 311 1200 104 092 204 124 044 086	To Be Torn Down Waterfront Cove, Cash Sale
31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49	4 51 24 595 8 36 63 130 53 1 2 25 20 53 10 25 68 6	Stanley Avenue Lincoln Avenue Highview Avenue Maple Avenue Centennial Avenue Fales Avenue Washington Road Washington Road Lamson Road Edgewood Drive Hunt Drive Charles Street Fessenden Road Martin Avenue Simmons Road Riverview Drive Linden Road Cherry Lane Martin Avenue	06/29/10 07/09/10 05/27/10 03/19/10 03/24/10 05/24/10 01/27/10 03/08/10 07/09/10 06/15/10 06/28/10 04/30/10 04/30/10 07/22/10 03/19/10 04/30/10 04/30/10	\$ 275,000 \$ 275,000 \$ 278,000 \$ 280,000 \$ 280,000 \$ 289,000 \$ 290,000 \$ 292,000 \$ 303,000 \$ 304,833 \$ 305,000 \$ 312,500 \$ 315,000 \$ 320,000 \$ 327,000 \$ 330,000 \$ 330,000	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	387,100 279,900 436,400 297,600 271,700 289,800 323,700 293,600 304,100 289,500 329,400 292,300 336,300 275,600 308,100 347,700 369,900 360,200 317,600 317,700	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	4,900 161,400 19,600 (8,300) 9,800 34,700 3,600 12,100 (5,500) 26,400 (12,533) 31,300 (6,900) (6,900) 31,700 49,900 33,200 (12,400) (12,300)	-29.0% -1.8% -37.0% -6.6% 3.1% -3.4% -10.7% -4.0% -1.9% -8.0% -9.3% 13.4% -9.3% -9.1% -13.5% -9.2% 3.9%	19 14 19 22 09 12 17 32 16 14 30 10 32 32 33 32 21 34	037 001 310 073 387 053 291 013 302 123 311 120 104 092 204 124 044 046 098	To Be Torn Down Waterfront Cove, Cash Sale
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	#	Street	Date	Sale Price		Assmt.	\$	Diff	% Diff	Plat	Lot	Comments
59	72	Teed Avenue	06/03/10	<u>.</u>	\$	365,000		5,000		200		Slight Waterview, cash sale
60	624	Maple Avenue		\$ 352,225	\$	376,200		23,975	-6.4%			1855 Brick Home, dated interior
61	22	Meadowbrook Dr.	04/30/10		\$	361,800		8,800	-2.4%		473	,
62	39	Sunset Drive	06/14/10		\$	478,900			-25.7%			View plus wfr lot (buildable?)
63	109	Rogers Avenue	05/08/10		\$	377,200		7,300	-4.6%		214	
64	11	Chapman Lane	04/05/10		\$	425,800			-15.2%	26	239	
65	3	Teakwood Lane	07/22/10		\$	384,100	\$ 1	9,840	-5.2%	31	288	
66	11	Opechee Drive	06/04/10		\$	626,300			-41.7%			Waterfront Barrington River
67	5	Telford Road	06/22/10		\$	459,100			-18.9%	_	235	
68	10	Hanson Road	03/31/10		\$	421,300			-11.2%		104	
69	51	Governor Bradford	03/19/10		\$	418,300			-10.4%		155	
70	15	Manor Road	02/16/10		\$	425,000	Name of Street, or other Persons		-11.6%		_	Dated interior
71	20	Martin Avenue	06/15/10		\$	371,500		(5,500)	1.5%		001	
72	261	Lincoln Avenue	02/26/10		\$	328,300	-	60,450)	18.4%		051	
73	11	Stanley Avenue	01/29/10		\$	387,900		(2,100)	0.5%		082	Dought E 4 07 for 05001.
74	3	Old Chimney Road	06/11/10		\$	432,200		39,700	-9.2%			Bought 5-4-07 for \$500k
75	8	College Lane	03/15/10		\$ \$	392,300		(6,700) (2,700)	1.7% 3.3%		100	Owner financed
76	12	Middle Street	05/04/10		\$	387,300 474,100	<u> </u>		3.5% -15.6%			Large lot
77	222	Nayatt Road	05/24/10 06/15/10		\$	474,100		3,900	-0.9%		383	Laige int
78 79	11	Starbrook Drive Valentine Drive	04/10/10		\$	354,400		50,600)	17.1%		160	
80	24	Stanhope Drive	06/18/10		\$	479,400			-13.4%		140	
81	22	Winthrop Drive	06/24/10		\$	459,100		31,100	-6.8%		118	
82	22	Richmond Avenue	05/01/10		\$	384,200		15,800)	11.9%		046	
83	28	Old Chimney Road	03/26/10		\$	570,600			-23.9%		362	
84	4	Bernard Avenue	05/12/10		\$	475,800		10,800	-8.6%		206	
85	6	Ferncliffe Road	06/29/10		\$	459,800		19,800	-4.3%	_	184	
86	47	Walnut Road	05/25/10		\$	505,600		50,600	-12.0%			Includes 2nd lot
87	7	Annie's Way	04/30/10		\$	497,800		47,800	-9.6%		689	· · · · · · · · · · · · · · · · · · ·
88	8	Carriage Trail	05/28/10		\$	629,200			-26.1%	14	392	
89	46	Sowams Road	07/01/10	\$ 465,000	\$	390,000	\$ (75,000)	19.2%			1888-Conventional
90	150	Middle Highway	03/31/10	\$ 468,000	\$	498,400		30,400	-6.1%	_		Corner of Lincoln
91	62	Ferry Lane	05/28/10		\$	512,300		13,300	-8.5%		178	
92	16	Sowams Road	01/22/10		\$	313,800		51,200)	51.4%			Waterview Only
93	60	Governor Bradford			\$	610,400	-		-22.2%			
	421R	Sowams Road	02/02/10		\$	579,500						Bank Sale
95	9	Newbrook Drive	06/24/10		\$	391,200		08,700)	27.8%			Newly renovated inside & out
96	19	Robbins Drive	06/21/10		\$	513,100		13,100	-2.6%			
97	116	Governor Bradford	06/23/10		\$	551,200		51,200	-9.3%		085	
98	55	Chapel Road	05/28/10		\$	612,800		02,800	-16.8%		077 116	
99	25	New Meadow Road	03/09/10		\$ \$	576,800 566,400		61,800 36,400	-10.7% -6.4%			Cash Sale
100 101	4	Half Mile Road	06/14/10 06/24/10		\$	649,200		30,400 19,200	-0.4% -18,4%	_		Contemporary
101	40	Jenny's Lane Bluff Road	06/24/10		\$	577,000		19,200 44,500	-10.4 /0 -7.7%			1890-Conventional
102	20	Lincoln Avenue	04/05/10		\$	618,200		68,200	-11.0%			1783 Historic Dwelling
103	3	Driftwood Drive	05/20/10		\$	563,600		13,600	-2.4%	_		Short Sale
105	14	Terrace Drive	03/22/10		\$	658,400	100	85,400	-13.0%		268	
106	14	Bullock Avenue	07/01/10		\$	402,200		72,800)				Private Non-MLS Sale
107	10	Westwood Lane	04/28/10		\$	696,300						Waterview Only
108	8	Echo Drive	01/26/10		\$	633,000		3,000	-0.5%			Almeida renovation, cash sale
109	27	Half Mile Road	05/25/10		\$	856,100		81,100	-21.2%	_		Private Non-MLS Sale
110	173	Mathewson Road	07/12/10		\$			90,200	-49.6%			Estate Sale, Cash Sale
111	1	North Lake Drive	06/30/10		\$	708,400		(6,600)	0.9%			1878-Brick home
112	1	Quincy Adams	06/21/10		\$	721,100	+	13,900)	1.9%		201	
113	21	Jenny's Lane	06/28/10		\$	651,800		84,700)	13.0%		197	
114	4	Lewis Street	07/20/10		\$	667,400	\$(13	37,600)	20.6%	09	143	Completely renovated 2004
115	2	Atlantic Crossing	05/03/10	 	\$			94,300	-18.8%			New home by Atlantic Crossing
116	5	Northwest Passage	06/28/10	\$ 855,000	\$	957,100	\$ 1	02,100	-10.7%	19	295	

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	#	Street	Date	Sale Price		Assmt.	\$ Diff	% Diff			
117	11	Northwest Passage						-18.9%		292	Expired MLS listing
118	78	Alfred Drown Rd	03/31/10	\$ 900,000	\$	893,100	\$ (6,900)	0.8%	02	052	New home by Fred Almeida
119	11	Boxwood Court	05/18/10	\$ 910,000	\$	799,000	\$(111,000)		24	245	Totally renovated, cash sale
120	36	Jenny's Lane	05/28/10	\$1,275,000	\$	841,600	\$ (433,400)	51.5%	25	031	
121	66_	New Meadow Road	06/24/10	\$1,787,500	8	1,582,000	\$ (205,500)	13.0%	28	241	Waterfront Barrington River
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